146.0	0006	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 812,700 / 812,700
					USE VALUE: 812,700 / 812,700
					ASSESSED: 812,700 / 812,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOX MATTHEW A		
Owner 2:	FOX-PEASE AIMEE		
Owner 3:			
Street 1:	167 NEWPORT ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	TILDSLEY JAMES/TRUSTEE -		
Owner 2:	167 NEWPORT STREET TRUST -		
Street 1:	167 NEWPORT ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 4,373 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Aluminum Exterior and 1450 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4373.000	371,700		441,000	812,700
Total Card	0.100	371,700		441,000	812,700
Total Parcel	0.100	371,700		441,000	812,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 560.64 | /Parcel: 560.6

Legal Description

User Acct 96416

GIS Ref

GIS Ref

Insp Date 01/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 146.0-0006-0008.0

!11471!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	371,800	0	4,373.	441,000	812,800	812,800	Year End Roll	12/18/2019
2019	101	FV	281,300	0	4,373.	413,400	694,700	694,700	Year End Roll	1/3/2019
2018	101	FV	278,000	0	4,373.	341,700	619,700	619,700	Year End Roll	12/20/2017
2017	101	FV	278,000	0	4,373.	314,200	592,200	592,200	Year End Roll	1/3/2017
2016	101	FV	278,000	0	4,373.	286,600	564,600	564,600	Year End	1/4/2016
2015	101	FV	267,900	0	4,373.	281,100	549,000	549,000	Year End Roll	12/11/2014
2014	101	FV	255,200	0	4,373.	261,300	516,500	516,500	Year End Roll	12/16/2013
2013	101	FV	255,200	0	4,373.	248,600	503,800	503,800		12/13/2012

PRINT

Date	Time
12/11/20	01:38:20

LAST REV

Date	Time
03/26/20	14:58:53
danam	
11471	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TILDSLEY JAMES/	44665-105		2/18/2005		472,000	No	No		
TILDSLEY JAMES/	30427-457		7/16/1999	Convenience	1	No	No		
	10542-177		6/1/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	256	Redo Bat	10,000	C				
4/8/2016	417	Wood Dec	15,000					enlarge deck
1/31/2014	90	Redo Bat	19,000	C				
4/21/2011	320	Redo Kit	16,400					&REDO HBTH
10/18/2010	2145	New Wind	4,385					IN SUNROOM
9/12/2003	765	Re-Roof	2,800					

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2018	Inspected	BS	Barbara S
12/16/2017	MEAS&NOTICE	HS	Hanne S
6/9/2014	External Ins	PC	PHIL C
2/10/2014	Info Fm Prmt	EMK	Ellen K
6/14/2011	Info Fm Prmt	BR	B Rossignol
11/20/2008	Meas/Inspect	336	PATRIOT
12/14/2005	MLS	HC	Helen Chinal
1/12/2000	Inspected	276	PATRIOT
11/22/1999	Measured	153	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96416
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4373		Sq. Ft.	Site		0	80.	1.26	9									440,952						441,000	

Total AC/HA: 0.10039 | Total SF/SM: 4373 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 440,952 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	117809
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416741
Depreciation:	45008
Depreciated Total:	371733

COMMENTS

WALK UP BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6		BRs:	3		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

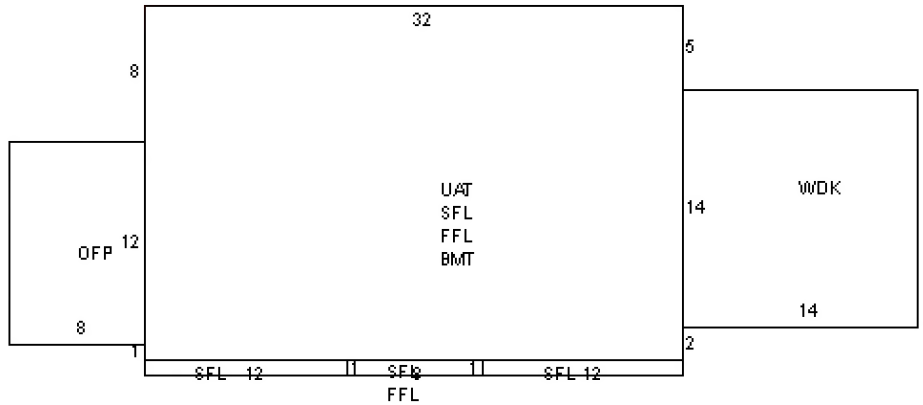
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.41
Special Features:	0	Val/Su Net:	149.82
Final Total:	371700	Val/Su SzAd	275.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	680	180.410	122,678
BMT	Basement	672	56.720	38,116
SFL	Second Floor	669	180.410	120,658
WDK	Deck	196	10.990	2,154
UAT	Upper Attic	168	72.160	12,124
OFP	Open Porch	96	33.350	3,201

Net Sketched Area:	2,481			Total:	298,931
Size Ad	1348.7999	Gross Are	3020	FinArea	1450

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	F	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: